



- Modern 3 Bedroom House
- Sought After Village Location
- Large Family Kitchen Diner

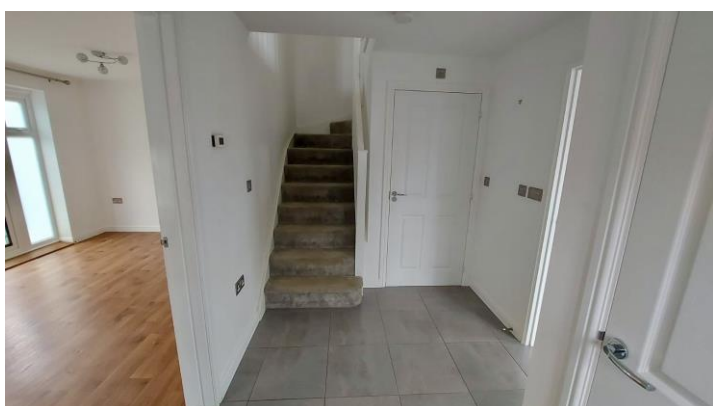
- Master Bedroom With En-Suite
- Landscaped Rear Garden
- Parking Space For 3 Vehicles & EV Charging Point Star

Fleetwood Road, Waddington, LN5 9ZE
Monthly Rental Of £1,295





Starkey&Brown are pleased to offer for let, this immaculate three-bedroom property in Waddington. The ground floor comprises a welcoming entrance hall with downstairs WC and storage room, a modern kitchen diner with integrated appliances, and a spacious lounge overlooking the rear garden. To the first floor are three double bedrooms and a modern family bathroom, with the master bedroom benefiting from a larger than average en-suite shower room. Externally, the property features a private rear garden with patio area and timber garden shed. Further benefits include off-road parking for up to three vehicles and an EV charging point. Ideally located close to local amenities this property is well suited to families or professional tenants seeking a modern home in a convenient location. Council Tax Band: B, EPC Rating: B, Holding Fee: £298, Deposit: £1494.



Entrance Hall

Having composite front door entry, stairs rising to first floor and storage cupboard.

Downstairs WC

6' 2" x 3' 5" (1.88m x 1.04m)

Having low level WC, pedestal hand wash basin unit and chrome heated hand rail.

Lounge

16' 8" x 9' 10" (5.08m x 2.99m)

Having French doors to side aspect leading onto rear garden, 2 radiators, wood effect flooring and uPVC double glazed window to front aspect.

Kitchen

16' 5" x 9' 8" (5.00m x 2.94m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, integral oven with 4 ring hob and extractor hood over, integral dishwasher, space and plumbing for further appliances, sink and drainer unit, 2 uPVC double glazed windows to side aspect, 1 uPVC double glazed window to front aspect and wood effect flooring.

First Floor Landing

Having radiator, loft access (with loft being insulated and partially boarded).

Master Bedroom

12' 6" x 10' 0" (3.81m x 3.05m)

Having uPVC double glazed window to front and side aspect and radiator.

En-Suite

9' 1" x 3' 10" (2.77m x 1.17m)

Having shower cubicle, hand wash basin unit, low level WC, shower cubicle, tiled surround, tiled flooring and extractor unit.

Bedroom 2

9' 7" x 9' 5" (2.92m x 2.87m)

Having uPVC double glazed window to front and side aspects and radiator.

Bedroom 3

9' 5" x 6' 10" (2.87m x 2.08m)

Having uPVC double glazed window to side aspect and radiator.

Bathroom

7' 0" x 5' 5" (2.13m x 1.65m)

Having uPVC double glazed obscured window to front aspect, panelled bath with pedestal hand wash basin unit, low level WC, panelled bath with showerhead over, extractor unit, chrome heated hand towel rail and tiled flooring.

Outside Rear

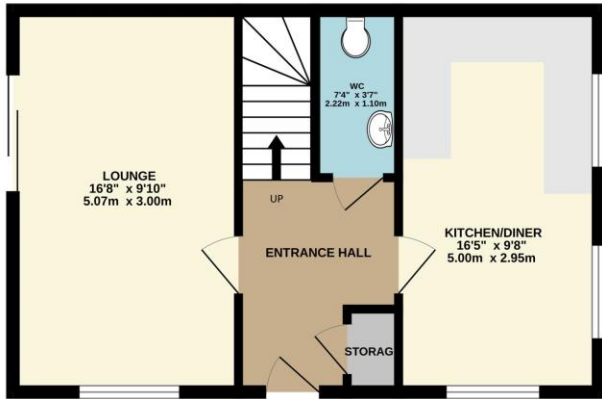
Having enclosed fenced perimeters, gravelled area, patio seating area, mostly laid to lawn, timber built garden shed and outside water source.

Outside Front

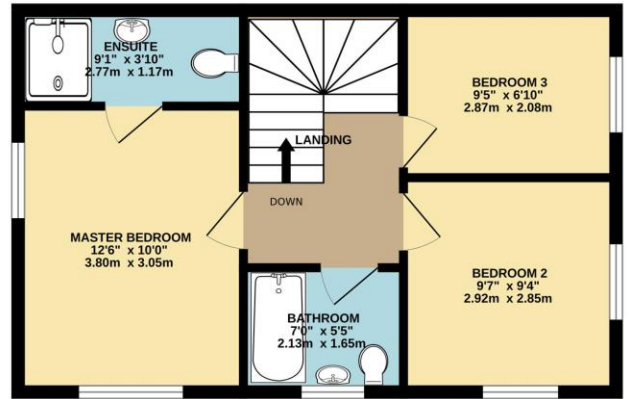
To the front of the property there is a hardcore area with parking for 2 vehicles. A gravelled area which could be altered to provide provisions for third vehicle. Access to EV charge point and wrought iron gate.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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